



# Design Review Board



# DRB25-00044

# LivAway Mesa Greenfield

Josh Grandlienard, Senior Planner

March 11, 2025



# Request

- Design Review
- To allow a new hotel







# Site Photo



Looking north from Banner Gateway Drive





# Landscape Plan

PLANT SCHEDULE				
EXISTING VEGETATION	SIZE / REMARKS	QTY	MATURE TREE CANOPY SIZE	
EXISTING TREE (VARIOUS SPECIES)	PRESERVE IN PLACE	PER PLAN	PER PLAN	
EXISTING SHRUB, ACCENT + G. COVER	PRESERVE IN PLACE	PER PLAN	PER PLAN	
TREES	SIZE / REMARKS	QTY		
CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	24" BOX, MIN. of 3 TRUNKS, MATCHED	7	6' DIA.	
EUCALYPTUS PAPAUNA GHOST GUM	24" BOX, STANDARD TRUNK, MATCHED	6	15' DIA.	
NERIUM SPP. 'RED' RED OLEANDER TREE	25 GAL., STANDARD TRUNK, MATCHED	15	10' DIA.	
PHOENIX DACTYLIFERA DATE PALM	15' HT. TO BASE, DIAMOND CUT, MATCHED	3	18' DIA.	
PROSOPIS SEEDLESS HYB. 'AZT' SEEDLESS HYBRID MESQUITE	24" / 36" BOX, LOW BREAK, MATCHED	2 / 1	20' DIA.	
QUERCUS VIRGINIANA 'CATHEDRAL' LIVE OAK	24" / 36" BOX, STANDARD TRUNK, MATCHED	3 / 2	20' DIA.	
ULMUS PARVIFOLIA 'TRUE GREEN' ELM	24" / 36" BOX, STANDARD TRUNK, MATCHED	20 / 4	20' DIA.	
ACCENTS	SIZE	QTY		
HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	20		
MUEHLENBERGIA RIGENS DEER GRASS	5 GAL.	138		
SHRUBS				
BOUGAINVILLEA 'LAJOLLA' LA JOLLA BOUGAINVILLEA	15 GAL.	4		
CALLESTEMON 'CITRINUS 'LITTLE JOHN' 'LITTLE JOHN' BOTTLEBRUSH	5 GAL.	16		
EREMOPHILA GLABRA 'WINTER BLAZE' EREMOPHILA	5 GAL.	9		
LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	5 GAL.	95		
LEUCOPHYLLUM LANGMANIAE 'TIO BRAVO' SAGE	5 GAL.	89		
NERIUM OLEANDER 'P. PINK' PETITE PINK OLEANDER	5 GAL.	102		
OLEA EUROPAEA 'UL. OLLIE' DWARF OLIVE	5 GAL.	12		
TECOMA STANS 'GOLD STAR' YELLOW BELLS	5 GAL.	8		
GROUND COVER				
LANTANA 'NEW GOLD' LANTANA	1 GAL.	140		
LANTANA 'DALLAS RED' LANTANA	1 GAL.	16		
INERT MATERIALS				
D.G. DECOMPOSED GRANITE 'PAINTED DESERT' (ROCK PROS USA)	1/2" SCREENED, 2" MIN DEPTH	PER PLAN		





# Building Elevations



Front Elevation

MATERIAL CALCULATIONS	
EIFS	50%
BRICK	13%
WOOD LOOK SIDING	37%





# Building Elevations



Rear Elevation

MATERIAL CALCULATIONS	
EIFS	49%
BRICK	14%
WOOD LOOK SIDING	37%



# Building Elevations



Left Elevation

MATERIAL CALCULATIONS	
EIFS	57%
BRICK	17%
WOOD LOOK SIDING	26%



Right Elevation

MATERIAL CALCULATIONS	
EIFS	57%
BRICK	17%
WOOD LOOK SIDING	26%



# Site Rendering





# Site Rendering





# Site Rendering





# Colors and Materials



EIFS - Black Fox



EIFS - Alabaster



Brick - Dark Gray



Wood Look Fiber  
Cement Siding



Wood Look Fiber  
Cement Siding - White



# Alternative Compliance

- ✓ Materials. No more than 50% of the façade may be covered with one single material



# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design
- ✓ Alternative Compliance for building materials

***Staff welcomes any feedback***





# Design Review Board